

EXPOSITION GARDENS, INC.

d/b/a Expo Gardens

1601 W. Northmoor Rd.

Requesting: Class I (assembly hall/stadium)

Subclass 7 (assembly halls)

Rob Murphy and Erica Abenroth, Executive Committee Board Members, Exposition Gardens, Inc., presented a Site Application for a Class I (assembly hall/stadium) Liquor License, with a Subclass 7 (assembly halls) at 1601 W. Northmoor Road.

In discussion with Chairman O'Brien, Mr. Murphy reported the current mode of operation for Expo Gardens was to obtain temporary liquor licenses for all of their events. He gave a brief overview of the proposed site and some of their annual events. He said during Covid, they had acquired several new rentals, and he said they relied upon the new business in order to survive. He went on to say during a conversation with Liquor Investigator Slavens regarding a recent temporary liquor license application, it was suggested that they apply for a permanent liquor license.

In response to a question from Commissioner Morris, Mr. Murphy remarked on the number of events held and he said they were basically booked for every single weekend, except for during the summer months when the Heart of Illinois Fair was held.

During more comments and discussion, Mr. Murphy explained Expo Gardens would be responsible for the serving of alcohol at their events. He reported they had a snack bar on site, and he further stated both Ms. Abenroth and himself had been recently Bassett Certified. He also said they would have the help of Board Members and volunteers for larger events.

Hearing no more comments or questions, Chairman O'Brien called for the motion.

Commissioner Coates moved to recommend approval of the request for a Class I (assembly hall/stadium) Liquor License, with a Subclass 7 (assembly halls) at 1601 W. Northmoor Road; seconded by Commissioner Spears.

Approved by roll call vote:

Yeas: Coates, Morris, O'Brien, Spears - 4;

Nays: None;

Abstention: None.

Chairman O'Brien stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, April 12, 2022, at 6:00 p.m.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Jaren Gingen, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Rita Ali, Liquor Commissioner
Andre Allen, Council Member
Chrissie Kapustka, Interim Corporation Counsel

FROM: Trina D. Bonds, Chief Deputy City Clerk/Deputy Town Clerk
Liquor Commission Secretary

DATE: March 15, 2022

SUBJECT: **SITE APPLICATION:** Case: 22-10
Exposition Gardens, Inc.
d/b/a Expo Gardens
1601 W. Northmoor Rd.
Requesting: Class I (assembly hall/stadium)
Subclass 7 (assembly halls)

The City Liquor Commission has received the attached application for consideration and would like to go before the Commission for a Public Hearing on Monday, April 4, 2022. **Contact person for this application is Rob Murphy @ (309-472-0054)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: March 25, 2022 so I can forward them to the Commissioners.

- ☒ Zoning classification/comments
- ☒ Police inspection/comments
- ☐ Traffic inspections/comments
- ☐ Code inspections/comments
- ☒ Fire Safety inspection/comments
- ☐ Accounts-fines/liens, etc. outstanding/comments
- ☐ Any comments concerning any aspect of the application.

Thanks!

Trina (ext. 8566)
City Clerk's Office

CITY CLERK
PEORIA, IL

2022 MAR 14 PM 2:34

Japanese Tower

- # AFFIDAVIT

ct. MSR

Andrea P. Schabert

 **ANDREA ERIN SCHATSIK**
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 30, 2023

SITE APPROVAL APPLICATION

1. Executive Committee (additional information from Site Approval Application Question 1):

Roxy Baker, President: 709 W. Forrest Hill, Peoria 61604 1-309-645-6749

John Davidson, Vice President: 13400 Lakewood Drive, Dunlap 61525 1309-243-7506

Erica Abenroth, Executive Director: 7017 N. White Fir Drive, Edwards IL 61528 1-309-693-7803

Charlie Kennell, Executive Director: 1668 County Road 2100 N, Washburn IL 61570 1-309-248-7667

Rob Murphy, Secretary/Treasurer: 12921 W. Yess Road, Princeville IL 61559 1-309-385-2023



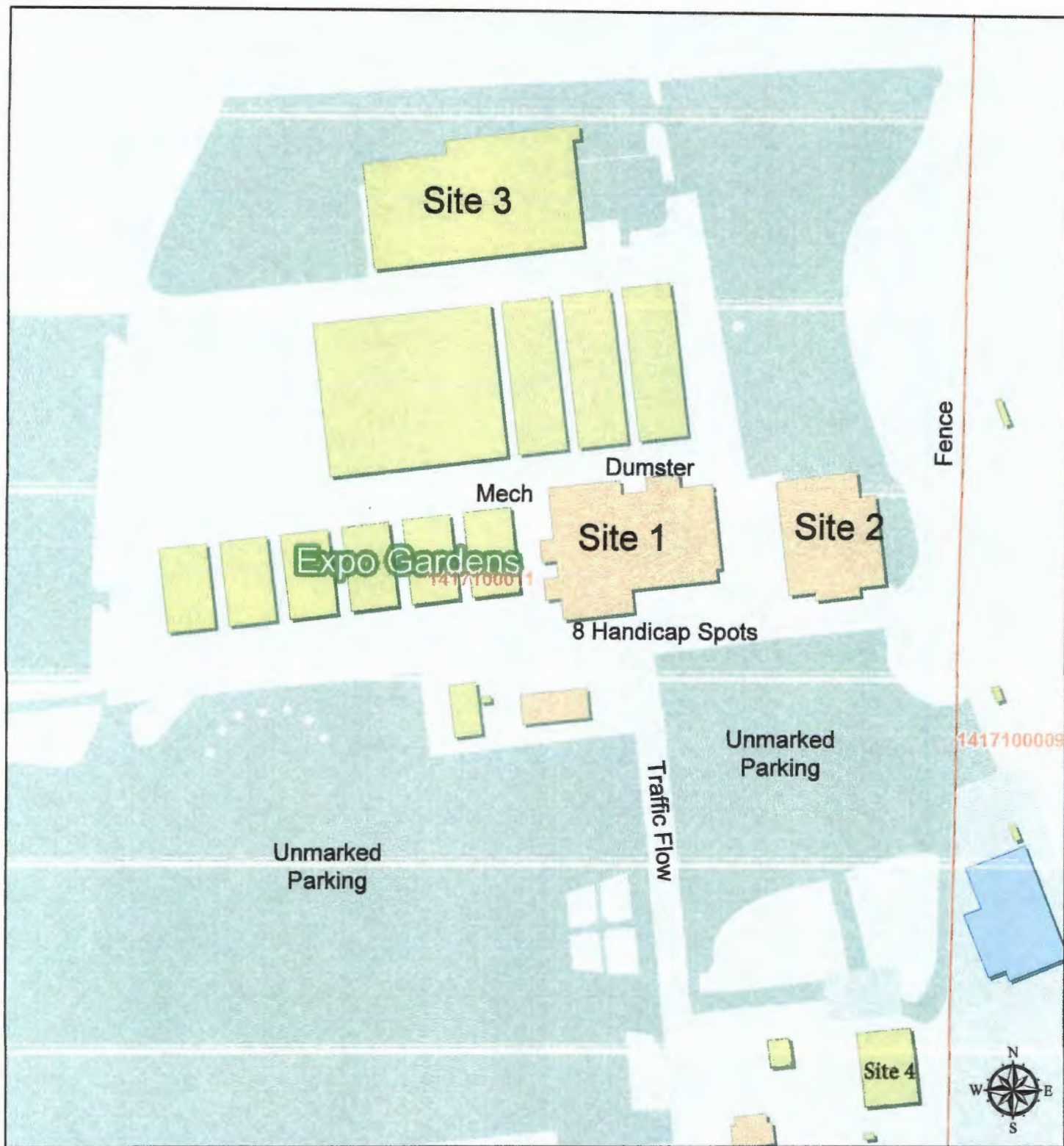
1 inch = 333 feet



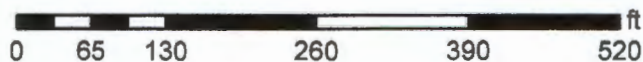
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. Peoria County GIS Division

Peoria County, IL
Peoria County, IL, HERE, USGS





1 inch = 167 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden of determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Peoria County, IL
Peoria County, IL, HERE, USGS

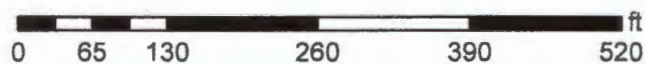




Peoria County, IL GIS Printout #3



1 inch = 167 feet



Disclaimer: Data is provided 'as is' without warranty or any presentation of accuracy, timeliness or completeness. The burden of determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Peoria County, IL
County of Peoria, Tri-County Regional Planning Commission,
Pictometry International Corp.



SITE PLAN REQUIREMENTS ATTACHMENT A

1. Site Plan: See Attached "GIS Print Outs" #1-3
2. North Arrow: See Attached "GIS Print Outs" #1-3
3. As indicated on GIS Print Outs #1-3:

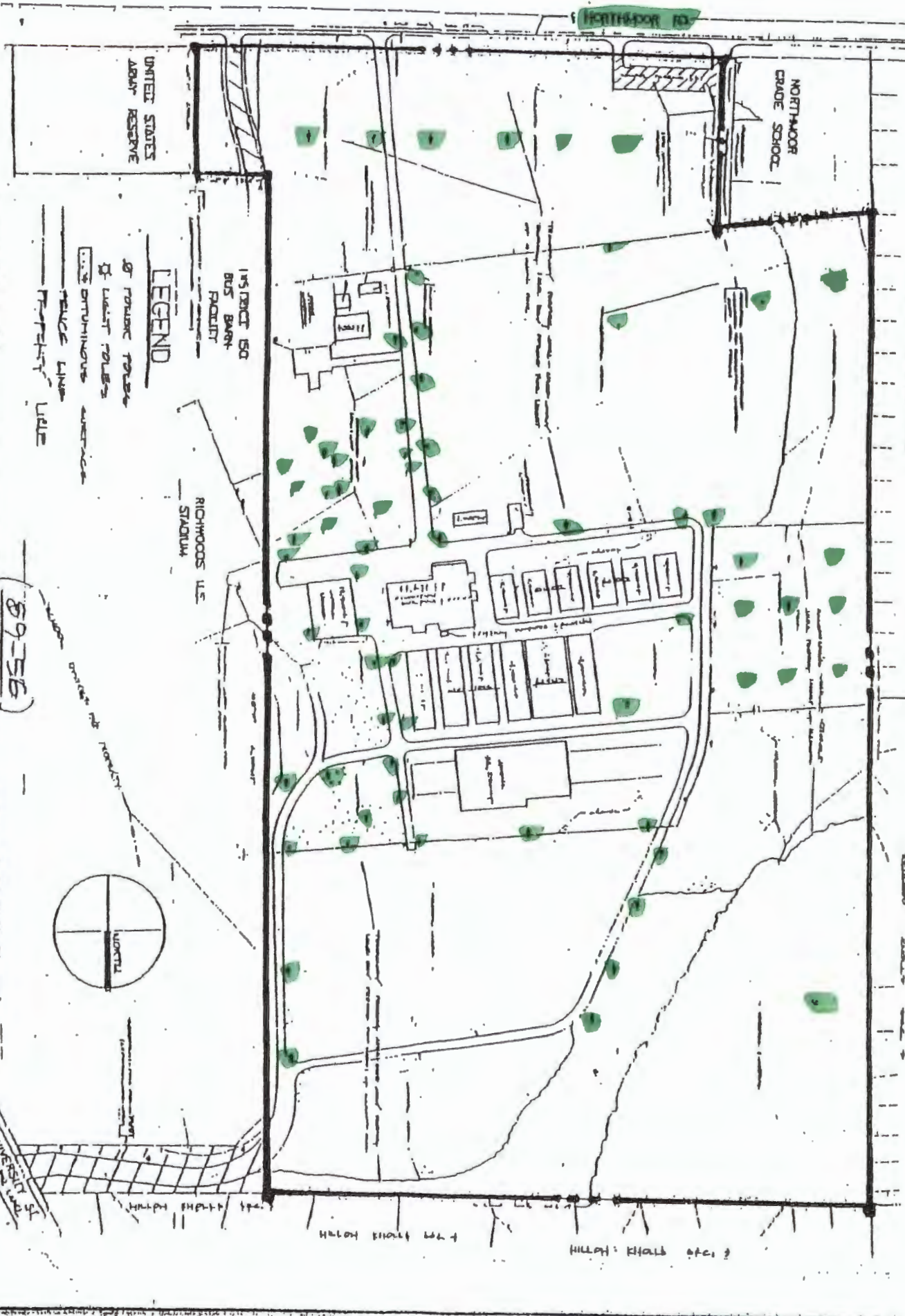
"Site 1" is the Expo Gardens Youth Building. This is a 14,000 Square Foot multipurpose room that has capacity for 1,500 people. This facility also has an adjacent 2,300 Square Foot foyer with a capacity of 225 people. The exact service point would be determined by the type of event and layout desired by the renter.

"Site 2" is the Expo Gardens Opera House. This is a 6,000 Square Foot multipurpose room (focused on viewing stage shows) that has a capacity of 1,100 people. The exact service point would be determined by the type of event and layout desired by the renter.

"Site 3" is the Expo Gardens Arena. This is a 20,000 Square Foot covered open air arena. Bleacher capacity in the arena seats 2,500 people.

"Site 4" is the Eldon Waldron Pavilion. This is a 4,900 Square Foot covered open air pavilion.

4. Facility Layout – See "GIS Print Outs" #1-3
5. Parking – Eight Permanent & Marked Handicap Spots on the South side of the Youth Building. Four of these are "Van Accessible" with nine-foot access aisles and four are intended for passenger cars with six-foot access aisles. Other temporary handicap spots are placed based on rental activity. Unmarked vehicle parking is available around each building and throughout the grounds. (See GIS Print Outs #1-3)
6. Lawn Areas (existing) – See Attached "GIS Print Outs" #1-3
7. 73.13 Acres
8. 112,000 Rentable Square Feet Under Room
9. Maximum Building Height 18 Feet
10. Signage (existing) – See Attached
11. Dumpster Location – See Attached "GIS Print Outs" #2-3
12. Exterior Mechanical Equipment – See Attached "GIS Print Outs" #2-3
13. Exposition Gardens maintains a green buffer between our facility and the neighborhood. A fence and berm were constructed in 2017 along the west side of the facility as part of the Northmoor Road Project.
14. Fences and lights – See Attached "GIS Print Outs" #1-3 and lighting poles highlighted in green on the Facility Map
15. Exposition Gardens, Inc. is a not-for-profit organization whose mission is to provide unique opportunities for diverse educational and recreational experiences, as an integrated partner in the community. Exposition Gardens, located in northwest Peoria, provides an excellent location for the Heart of Illinois Fair each July. Our 80-acre facility contains multiple buildings that can be rented during all other times of the year. Expo Gardens offers acres of free parking, an arena, covered pavilion and a 14,000 square-foot temperature-controlled exhibit hall. Several 50' x 150' buildings can be rented for smaller events and a large, open, unobstructed area can accommodate your truck/auto sales or outdoor flea market. Several areas support wireless internet service and most buildings are handicapped accessible.



NORTHMOOR GRADE SCHOOL

UNITED STATES ARMY RESERVE

US POST OFFICE BUS BARN FACILITY

LEGEND

- OF PARKING AREAS
- OF UTILITY POLES
- CONTINUOUS SURFACES
- FENCE LINE
- PROPERTY LINE

RICHMOND ST. STADIUM

89-556



UNIVERSITY OF UTAH

ZIMMERMANN & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS & REG. LAND SURVEYORS
1044 W. OCEANVIEW DRIVE
PORTLAND, OREGON 97201-3072

INTERMOUNTAIN EXPOSITION GARDENS

Trina Bonds

From: Leigha Adelsberger
Sent: Thursday, March 24, 2022 3:21 PM
To: Trina Bonds
Subject: RE: Case 22-10

Hi Trina,

Expo Gardens does not have any outstanding balances at this time.

Thank you,

Leigha Adelsberger
City of Peoria
Office of Accounts Receivable





Fire Department

March 25, 2022

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 22-10
Exposition Gardens, Inc
d/b/a Expo Gardens
1601 W Northmoor Rd.
Requesting: Class I (assembly hall/stadium)
Subclass 7 (assembly halls)

Liquor Commissioners,

A site application has been received from Rob Murphy secretary treasurer of Expo Gardens at 1601 W. Northmoor Rd. requesting a Class I and Subclass 7 license. The business has been inspected by City of Peoria Fire Inspectors and currently is compliant with the fire codes. The Peoria Fire Department has no objections to the request.

Engineer Charles A. Perrin
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.303.8275 - c
309.494.8735 - o
309.494.8777 - f
CPerrin@peoriagov.org

505 NE Monroe
Peoria, Illinois 61603-3767
309/494-8700
FAX 309/494/8777





COMMUNITY DEVELOPMENT

April 4, 2022

City of Peoria, Liquor Commission
Office of the Corporation Counsel
City of Peoria, Illinois

RE: **Case 22-10**
Exposition Gardens, Inc.
d/b/a Expo Gardens
1601 W Northmoor Rd

Requesting: Class 1 (Assembly Hall/Stadium)
Subclass 7 (Assembly Halls)

Dear Commissioners:

Building and Zoning staff from the Community Development Department have reviewed the above listed request. The following is a summary of the results:

1. The property is currently zoned R2 (Single-Family Residential) District. In 2013, a Special Use for a Fair Grounds was approved with conditions and waivers to define the allowable events and terms of use for the property, therefore, the noted use is allowed.
2. Building permit application and plans for interior alterations for the proposed use is currently under review.
3. Work must be completed as illustrated in approved plans and the Certificate of Occupancy must be obtained.

The Community Development Department does not object to the requested liquor license contingent upon issuance of a Certificate of Occupancy.

Sincerely,

Leah Allison
Assistant Community Development Director



CITY OF
PEORIA

PEORIA POLICE DEPARTMENT

March 28, 2022

City of Peoria, Liquor Commission
Office of Corporation Counsel
City of Peoria, Illinois

RE: Site Approval Application #22-10
Exposition Gardens, Inc.
d/b/a Expo Gardens
1601 W. Northmoor Rd.,
Requesting: Class I (stadium / assembly Halls)
Subclass 7 (assembly halls)

Dear Commissioners,

A site application has been received from *Exposition Gardens, Inc.*, d/b/a Expo Gardens, 1601 W. Northmoor Rd., Peoria, Illinois for a Class I and Subclass 7 liquor license. The approval of this application would allow the applicant to operate as a stadium / assembly hall with full bar service and have up to ten temporary locations on the grounds at this location.

Officer Kevin Slavens inspected the 80-acre site which is located on W. Northmoor Road, just west of N. University Street. Neighboring businesses include: two Peoria Public Schools, gas station, orthodontist office and other business offices. The applicant has historically hosted the Heart of Illinois Fair since 1948 at this site and two of the buildings at this location are routinely rented throughout the year by various organizations where temporary local / state liquor licenses have been issued to the applicant for these events. The Peoria Police Department has had no previous documented alcohol related ordinance violations at this location during these hosted events.

There are no parking or traffic concerns raised with this application. It appears that this request is appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood.

The Peoria Police Department has no objections to this site approval request.

Sincerely,

Eric P. Echevarria
Chief of Police

EE/ks

cc: City Clerk
Corporation Counsel

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class I Subclass 7 Liquor License for the following described property.

EXPOSITION GARDENS, INC. D/B/A EXPO GARDENS
(name of establishment)

1601 W. NORTHMOOR ROAD
(address)

FOR USE AS:

REQUEST FOR A CLASS I (ASSEMBLY HALL)

LIQUOR LICENSE WITH A SUBCLASS 7 (ASSEMBLY HALLS).

The Hearing will be held on MONDAY - APRIL 4, 2022 in Room 404 at City Hall, 419 Fulton Street, Peoria, Illinois at 3:30 p.m., or as soon thereafter as the item can be heard.

Because the proposed location is within 300 feet of the premises owned or occupied by you, you may wish to attend this Hearing.

Objections may be heard at the meeting or submitted in writing to the Secretary of the Liquor Commission, City Hall, 419 Fulton, Room 401, Peoria, IL 61602.

Information concerning the application is available in the City Clerk's Office, City Hall, Room 401, or by calling the Secretary of the Liquor Commission at (309) 494-8566. Be advised that certain information is restricted under the requirements of the Freedom of Information Act.

Board of Education, School District
150
Richwoods High School 3202 N
Wisconsin Ave
Peoria, IL 61603

Exposition Gardens
1601 Northmoor Road P O Box 3334
Peoria, IL 61612

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

ROBERT MURPHY, being duly sworn, does hereby swear/affirm
that:

1. I am the Liquor Licensee of EXO GARDENS
(establishment name)

located at 1601 W. NORTHMOOR DR, Peoria, Illinois.
(address)

2. On 14 MAR 22, I caused Notices of Hearing to be
mailed to all property owners within 300 feet of my liquor establishment.

3. I have attached to this Affidavit, the list of property owners and their
addresses to whom I mailed Notices.

FURTHER AFFIANT SAYETH NOT.

[Signature]

(Signature of Liquor Licensee)

ROB P. MURPHY 309 472 0054

Subscribed and sworn to before me
this 14th day of March,

2022.

Torina D. Bonds

Notary Public

